

West End Library

Planning Department Public Meeting



THE PLANNING DEPARTMENT PROJECT LINK:
<https://www.bostonplans.org/projects/development-projects/west-end-library>



Planning Department

February 12, 2025

CITY of BOSTON

ZOOM MEETING INFO + TIPS

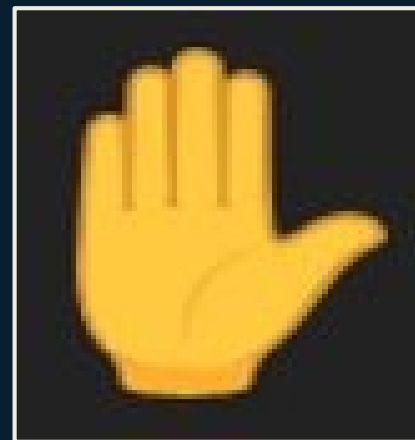
The Planning Department will be recording this meeting and posting it on the Planning Department's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and your camera.

Zoom controls are available at the bottom of your screen. Clicking on these symbols activates different features.

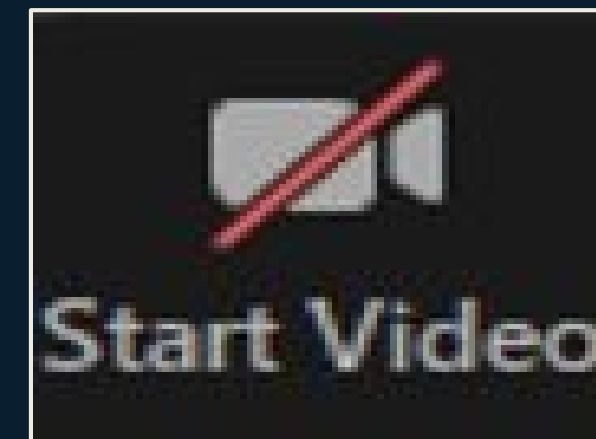
Use raise hand function (dial *9 followed by *6 to unmute if joining by phone) and wait to be called upon before asking your question or providing comment.



MUTE/UNMUTE



RAISE HAND TO GET
IN LINE TO AS A
QUESTION OR
PROVIDE A COMMENT



TURN VIDEO ON/OFF

AGENDA

1 WELCOMING REMARKS (5 MINUTES)

Camille Platt , Project Manager, The Planning Department

2 PRESENTATION OF THE WEST END LIBRARY PROJECT
(30 -45 MINUTES)

3 PUBLIC Q&A/COMMENTS (APPROX. 1 HOUR)

MEETING FORMAT

- During the presentation, all microphones will be muted. However, if you have a clarifying question about something in the presentation, please submit your question through the “Chat” tab and we will do our best to answer it while the presentation is in progress.
- Once the presentation is over, we will take questions and comments in two ways:
 - 1) Through the “Chat” tab at the bottom of your screen.
 - 2) Or, you can raise your hand and we will take your questions verbally in the order that the hands were raised.

MEETING INFORMATION



- The presentation for this evening is available to view on the project webpage on The Planning Department's website: <https://www.bostonplans.org/projects/development> - projects/west - end - library
- Comments may be submitted through the project webpage or emailed directly to Camille.platt@boston.gov
 - The comment period for this project is open through February 21st, 2025
- Meeting recording will be uploaded to the project webpage within 48 hours

VIRTUAL MEETING ETIQUETTE

- We want to ensure that this conversation is a pleasant experience for all.
- The host will mute all participants during the presentation to avoid background noise.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that all may participate in the discussion.
- You can always set up a conversation with the project manager, Camille Platt, by emailing Camille.platt@boston.gov for further discussion.

West End Library Development

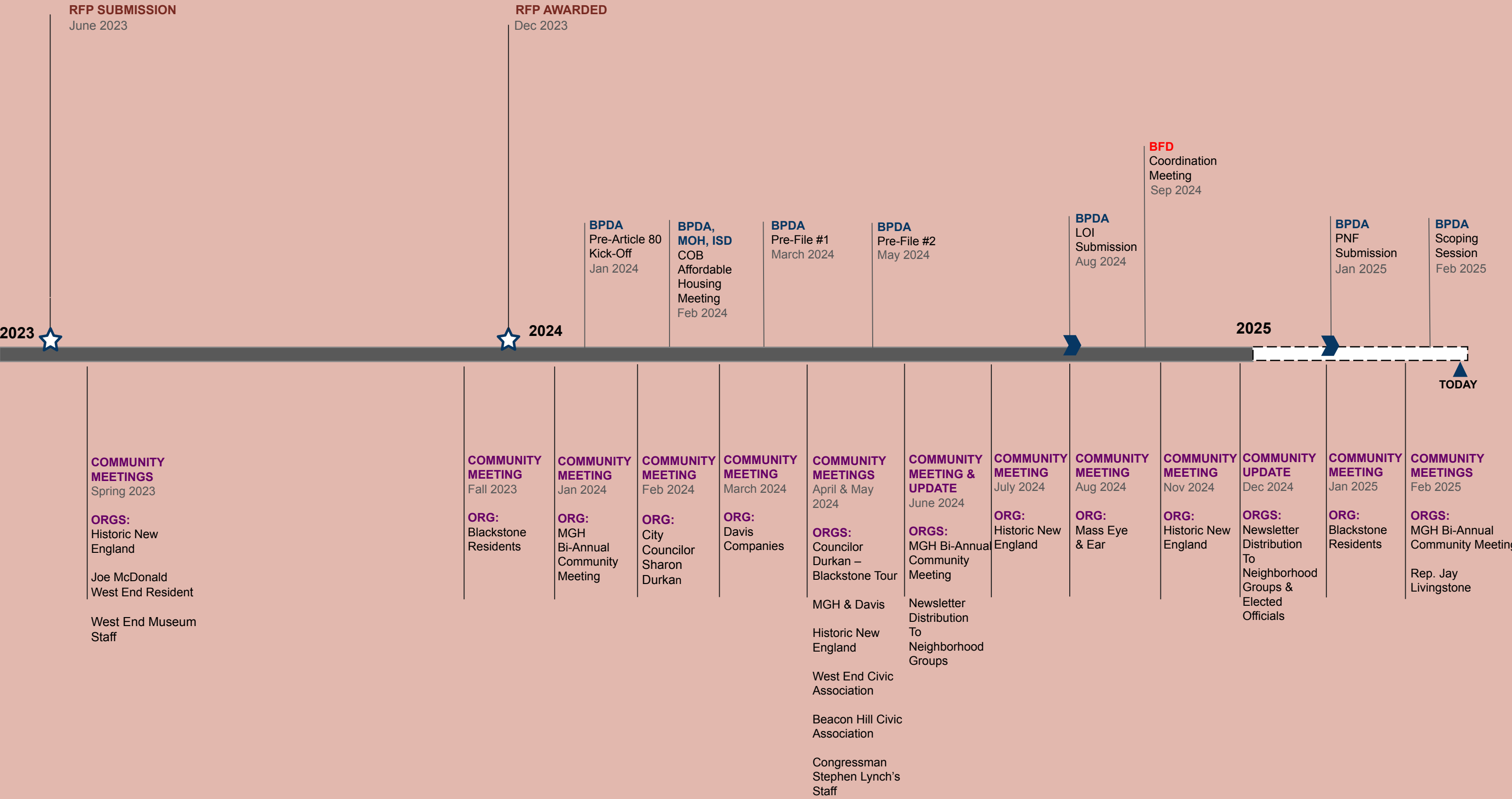
Public Meeting
February 12, 2025



Meet the Team

Co-Developers:	Preservation of Affordable Housing Caste Capital
Article 80 Consultant:	Bevco
Zoning Attorney:	Goulston & Storrs
Design Architect:	MASS Design Group
Architect of Record:	The Architectural Team
Landscape Architect:	G2 Collaborative
Civil:	Nitsch Engineering
Traffic Engineers:	VHB
Sustainability:	enviENERGY Studio
Property Management:	POAH Communities

Meetings Timeline



Community and Public Benefits

Increase affordability in the West End

Affordable to Households at:	Units	% of Total
30% AMI	40	34%
60% AMI	49	41%
80% AMI	30	25%
Total	119	100%

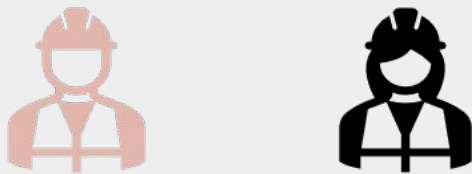
Strengthen reliance on transportation



Revitalize the neighborhood



Generate economic benefits



Achieve sustainability goals

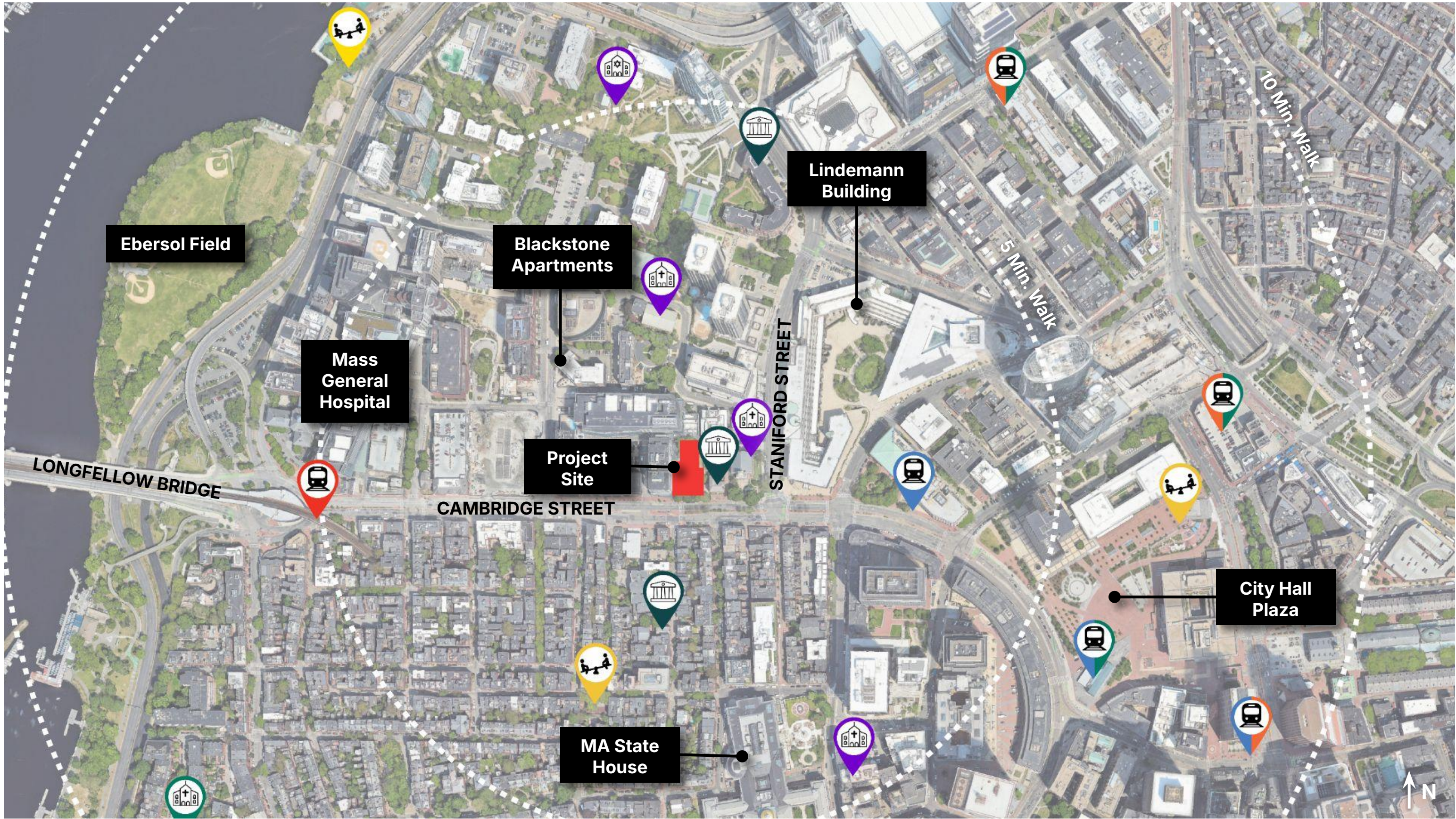


Development Program

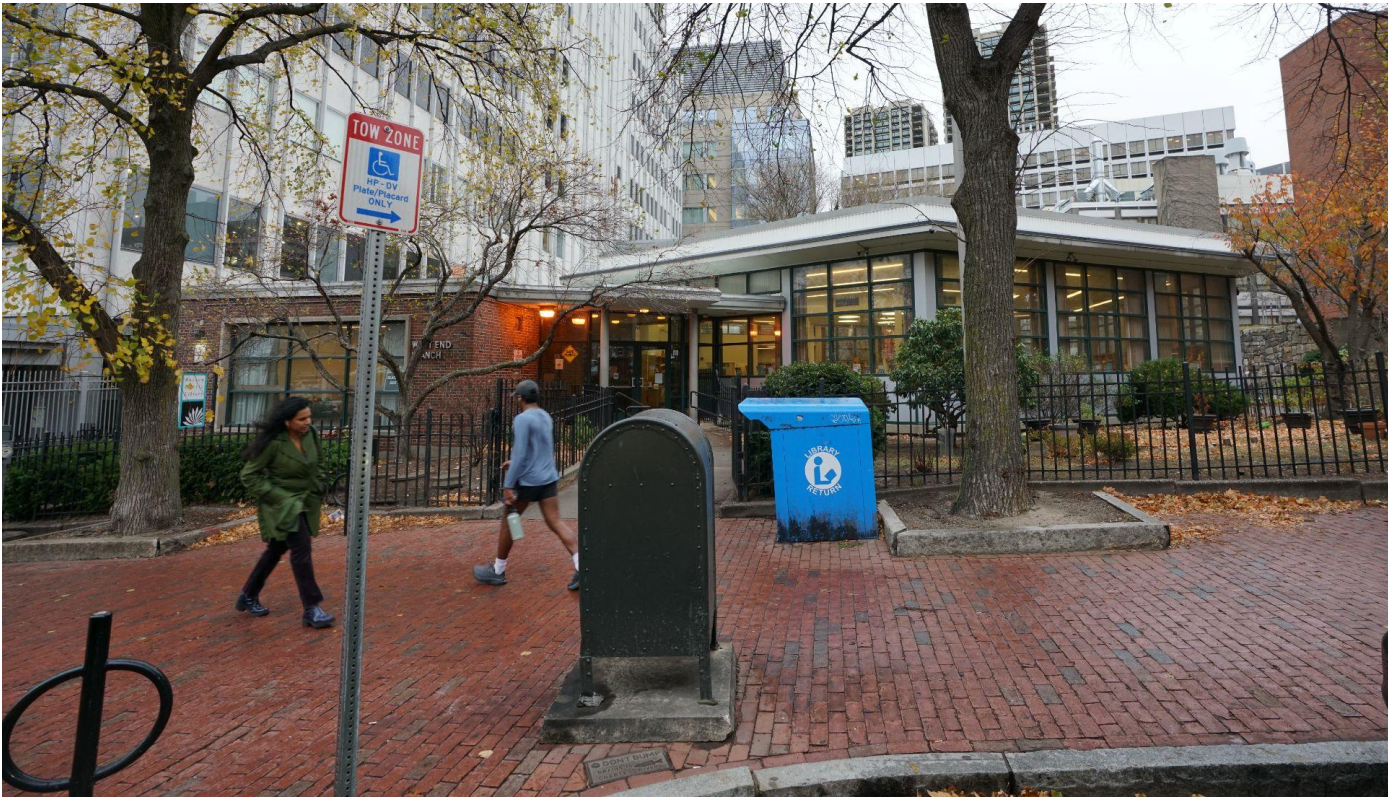
- 22,195 SF Lot Area
- 176,520 SF Gross Floor Area
- 165' building height
- 14 stories
 - 12 stories for residential
 - 2 stories for the library
- Approx. 119 residential rental units
- Approx. 19,000 SF of community space for the library
- Outdoor plaza
- No vehicle parking
- Approx. 160 bicycle parking spaces
 - 128 long-term
 - 32 short-term

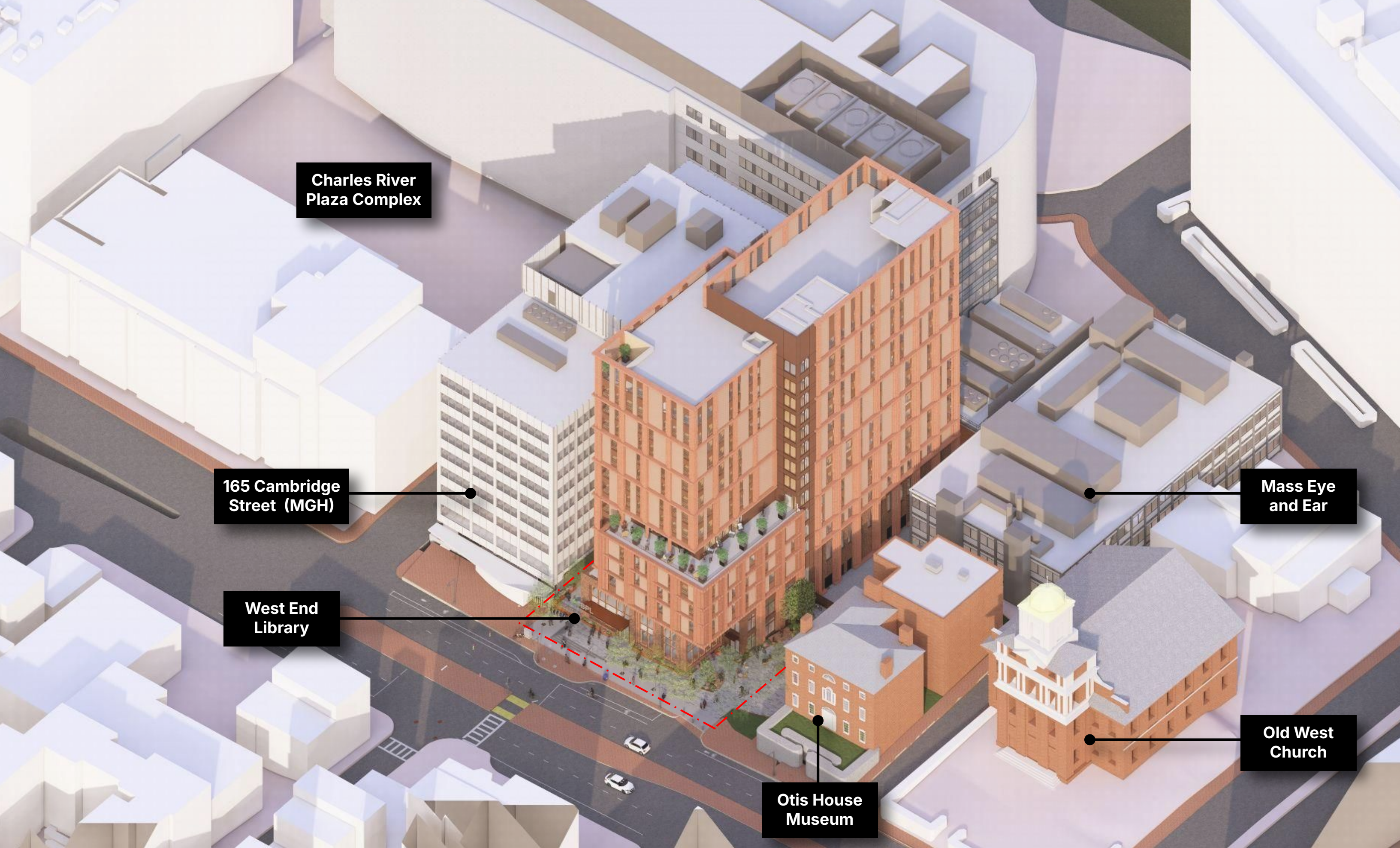


Aerial Context Map

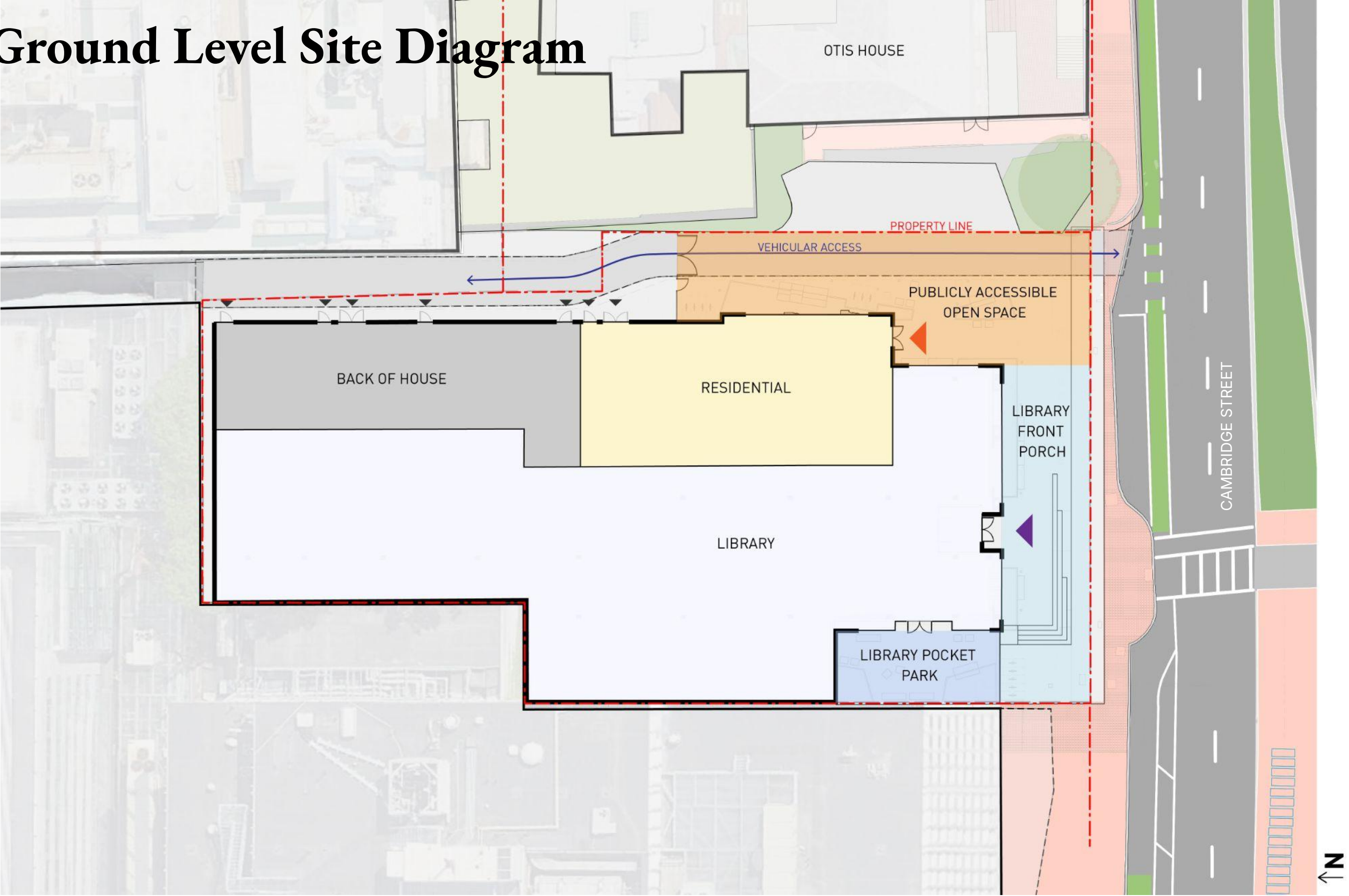


Existing Site





Ground Level Site Diagram



Open Space Plan





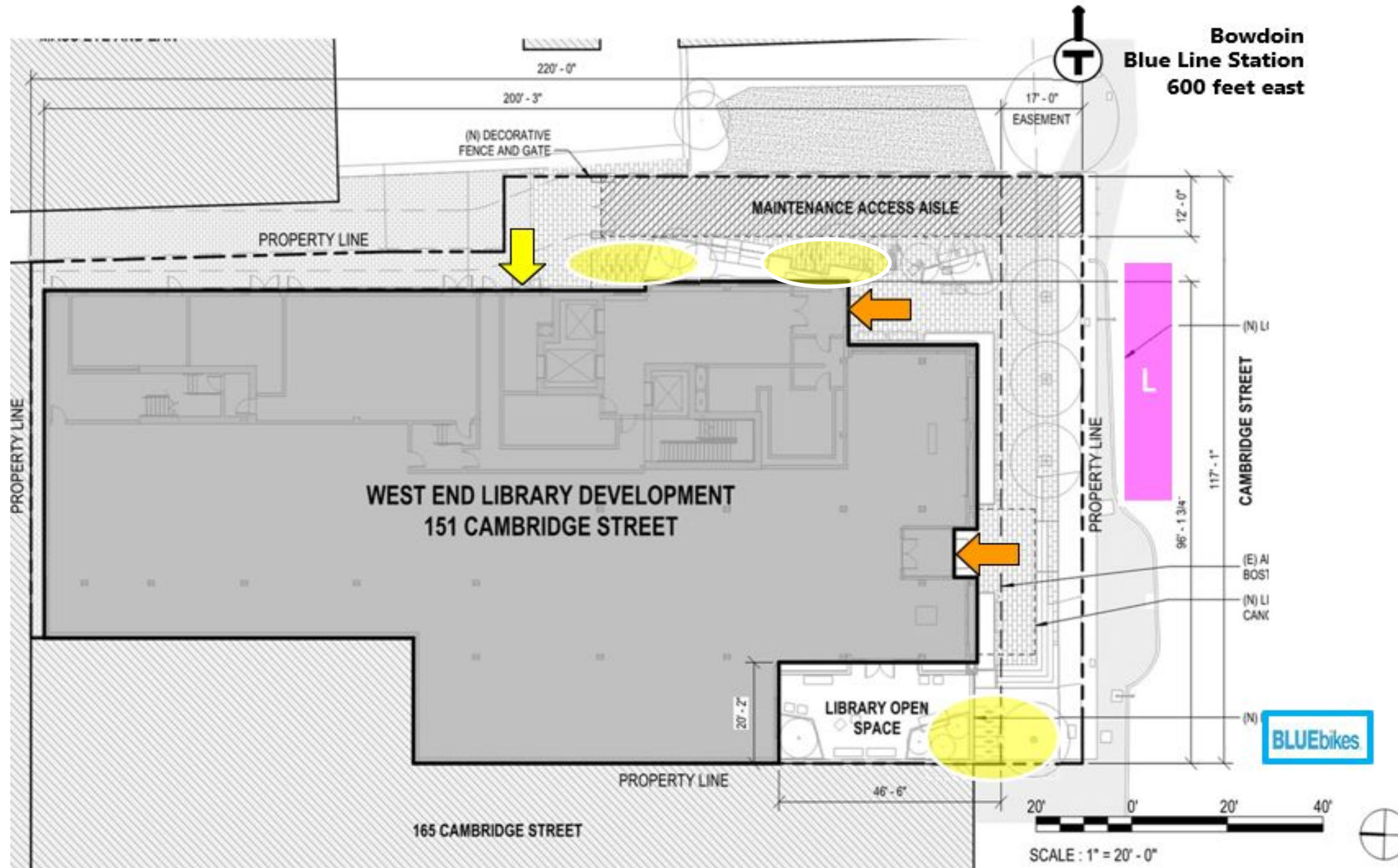


Transportation Study Overview

- Study scope coordinated with BTD in September 2024
- Standard Methodology
 - (ITE 11 with GoBoston Mode Share Rates)
- Program includes:
 - 19,000 SF Library use
 - 119 Residential Units
 - Net increase in peak hour vehicle trips
 - = 3 trips AM and 5 trips in PM
- Bicycle parking per Boston Guidelines
 - = 128 long term and 32 short term
- No vehicle parking provided on-site
 - (removal of 14 existing spaces)
- Loading accommodated curbside within 40-foot zone
- Transportation Demand Management / BTD Point System



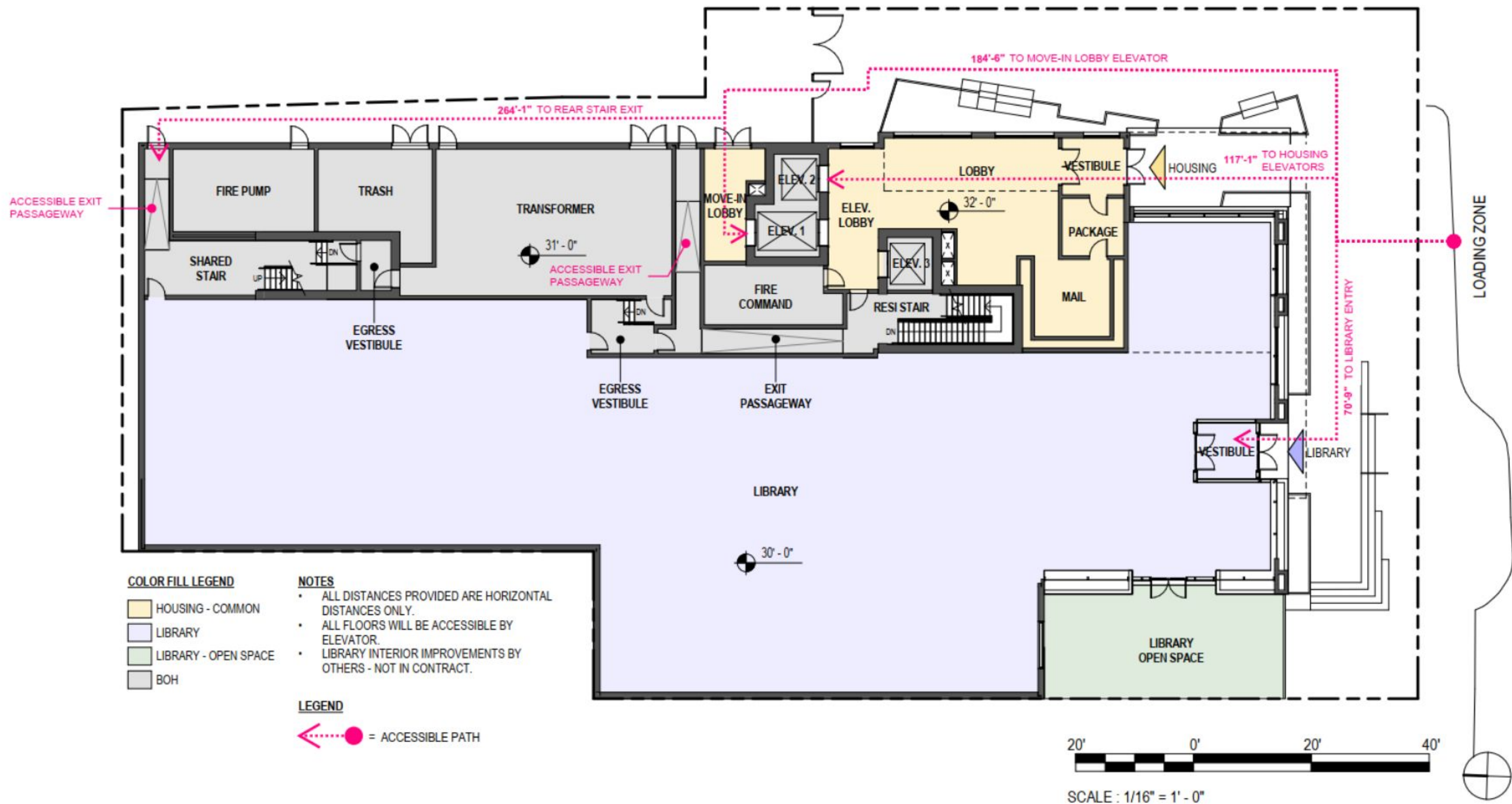
Transportation Access and Circulation Plan



- Pedestrian Access
 - Library and Residential
- Vehicle Access
 - Trucks / Cars in 40 ft Loading Zone (On-Street)
 - No on-site vehicle parking
- Bike Parking
 - Long Term Parking for residents (bike room)
 - Short Term Parking for Visitors (by entrances)
- Transit
 - Blue Line Bowdoin
 - Red Line Charles/MGH
 - Orange Line Haymarket & North Station
 - Green Line North Station
 - Commuter Rail North Station
- Bluebikes
 - Existing Station in Median

Accessibility

Figure 3-49 Accessibility Plan – Level 01





Thank you!

